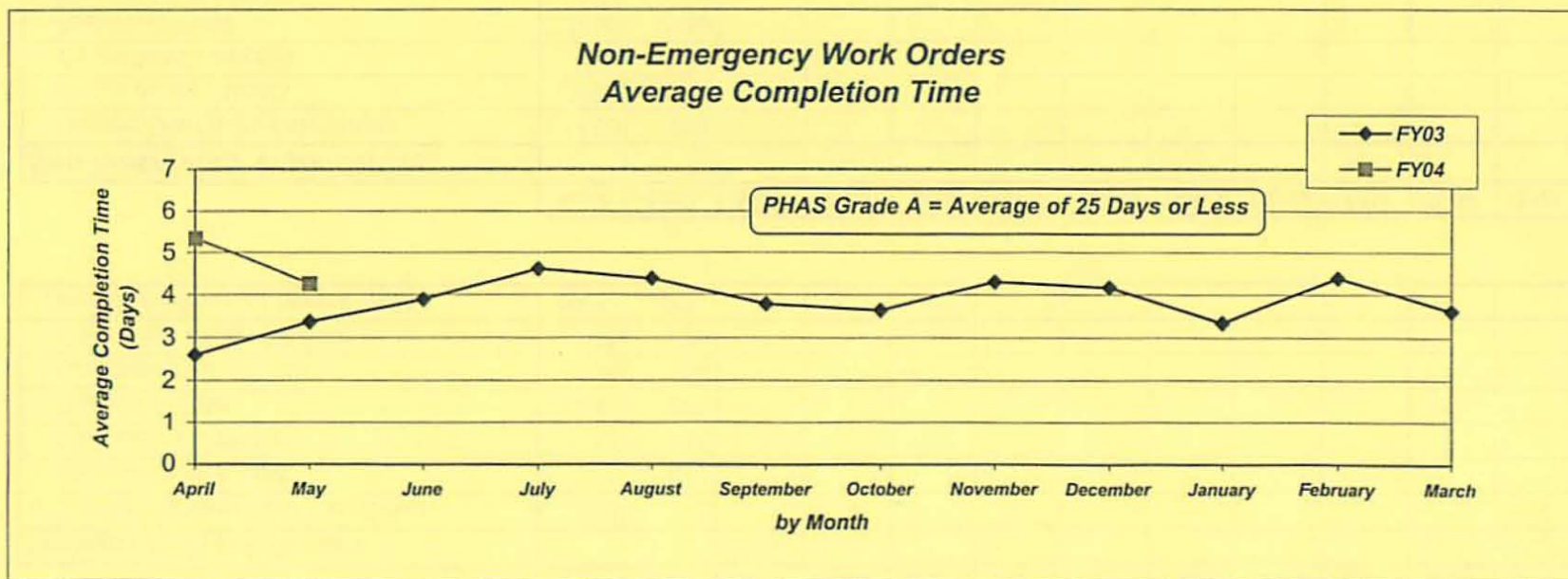
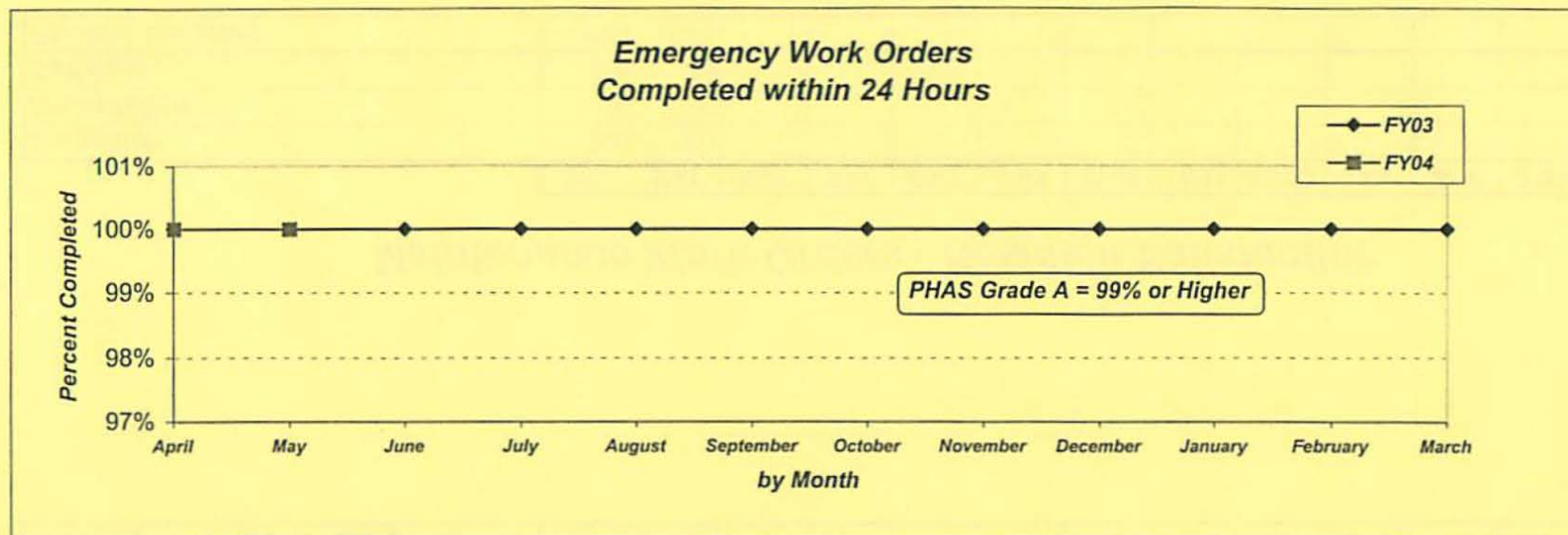


Maintenance Work Orders

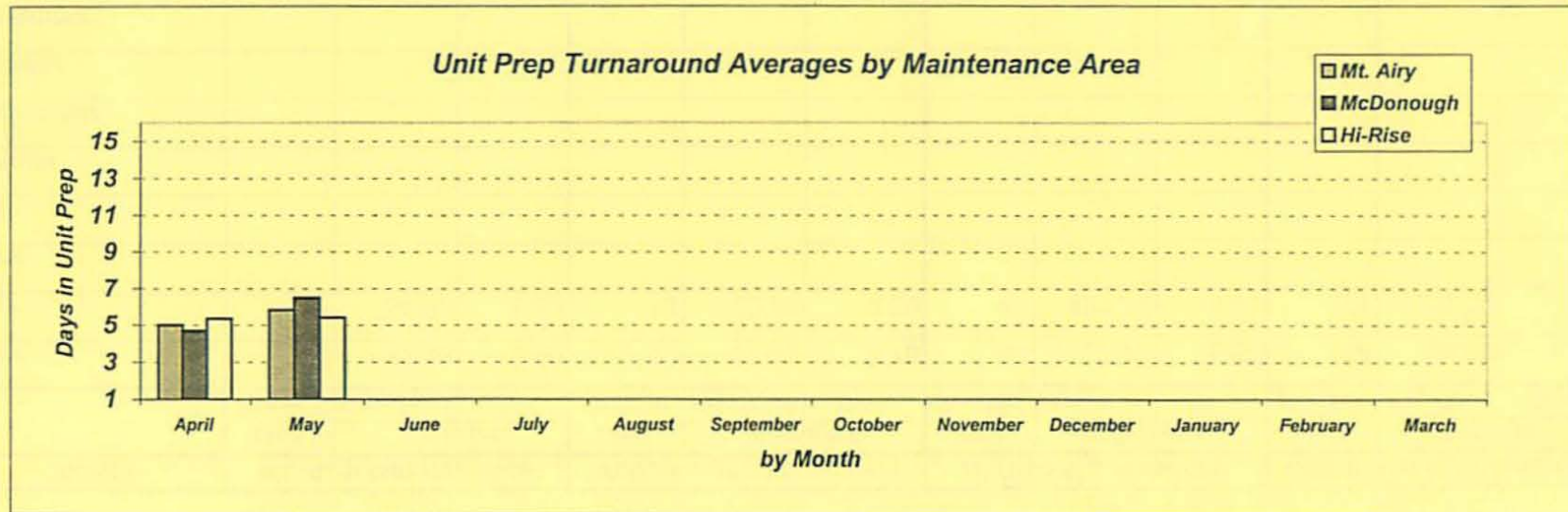
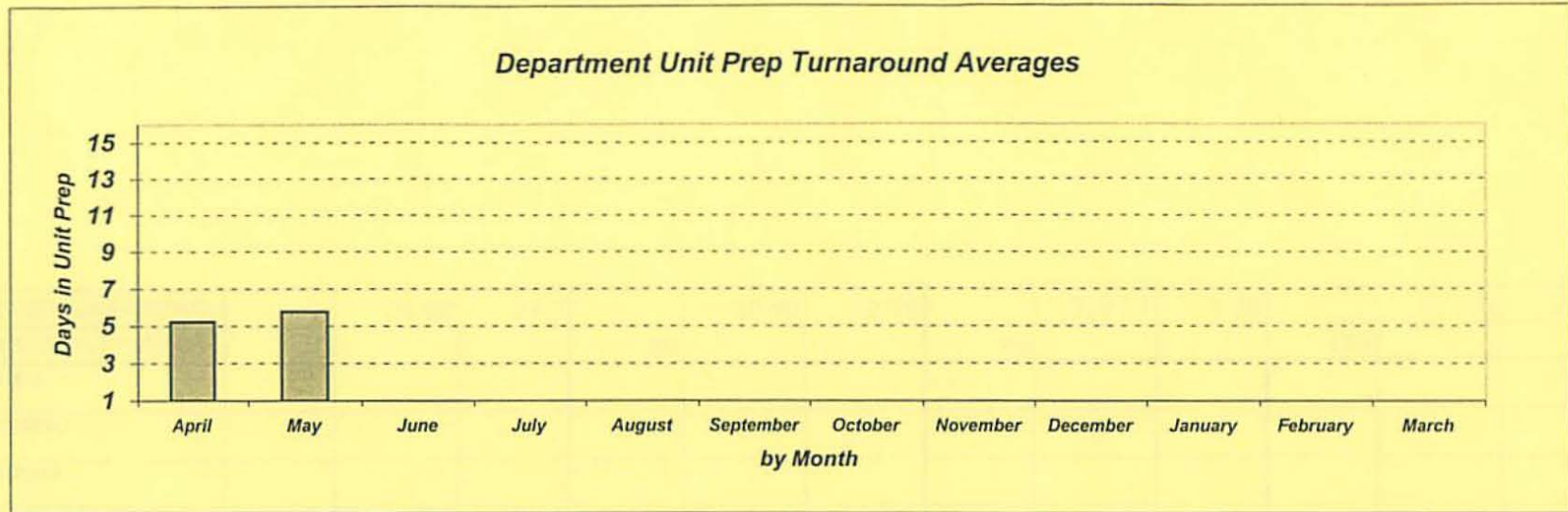


Maintenance Department Unit Preparation Data

Month	Mt. Airy Maintenance			McDonough Maintenance			Hi-Rise Maintenance			Combined Maintenance		
	Units	Averages		Units	Averages		Units	Averages		Units	Averages	
	Readied	Prep Hours	Days	Readied	Prep Hours	Days	Readied	Prep Hours	Days	Readied	Prep Hours	Days
April	4	37.13	5.00	10	27.43	4.70	44	22.76	5.36	58	24.56	5.22
May	12	34.02	5.83	18	30.50	6.50	41	421.74	5.41	71	257.02	5.76
June												
July												
August												
September												
October												
November												
December												
January												
February												
March												
Totals/Year to Date	16			28			85			129		
Averages/Year to Date		34.80	5.62		29.40	5.86		215.21	5.38		152.50	5.52

11.

Maintenance Department Unit Preparation Turnaround Time Averages



SECTION 8 UTILIZATION - MONTH ENDING 5-2003

Budget Utilization	
Last Month	108.2%
FY to Date	108.2%

UNIT UTILIZA- TION	HARD TO HOUSE	HARD TO HOUSE- Disabled
99.5%	19	21

HOUSING CHOICE VOUCHERS

FY UNIT ALLOCATIONS		0BR	1BR	2BR	3BR	4BR	5BR	6BR	TOTAL
a	TOTAL ACC								3969
b	TOTAL UNDER HAP	46	1164	1249	1085	306	89	12	3951
c	TOTAL NOT UNDER HAP								18
d	NEW ISSUES from WAITING LIST	0	16	29	21	3	1	0	70
e	SHOPPERS (incl NEW ISSUES)	0	59	84	68	16	7	2	236
f	TENANTS GOING UNDER HAP DUE TO NEW ISSUES	3	10	17	6	2	0	0	38
g	COMPLETE CANCEL OF NEW ISSUES	0	1	1	0	0	0	0	2
h	ALL CANCELED (as of End Of Month)	0	12	14	7	2	2	0	37
i	UNASSIGNED C/Vs								418

TENANT-BASED SECTION 8 SHOPPING SUCCESS RATES

	0BR	1BR	2BR	3BR	4BR	5BR	6BR	TOTAL
NEW VOUCHERS UNDER HAP (e)	3	10	17	6	2	0	0	38
NEW VOUCHERS CANCELED (f)	0	1	1	0	0	0	0	2
SUCCESS RATE (e/f)	100%	91%	94%	100%	100%			95%
	0BR	1-2BR	2-3BR	3-4BR	3-6BR	1-6BR		
NEW VOUCHERS UNDER HAP	3	27	23	8	8	38		
NEW VOUCHERS CANCELED	0	2	1	0	0	2		
SUCCESS RATE		93%	96%	100%	100%	95%		

SEC 8 PORTABILITY

SEC 8 PORTS IN PHA ADMINISTRATORS

199

SEC 8 PORTS OUT PHA IS BILLED FOR

291

RAFS	0BR	1BR	2BR	3BR	4BR	5BR	6BR	TOTAL
TOTAL AUTHORIZED								90
TOTAL UNDER HAP		12	49	12	3	0	0	76

MARY HALL (Mod Rehab SRO's)	0BR
UNDER HAP	72
EXCLUDES (No payment)	0
COMPLETE CANCELS	3
UNASSIGNED	3
PROOF (UNITS AUTHORIZED)	75

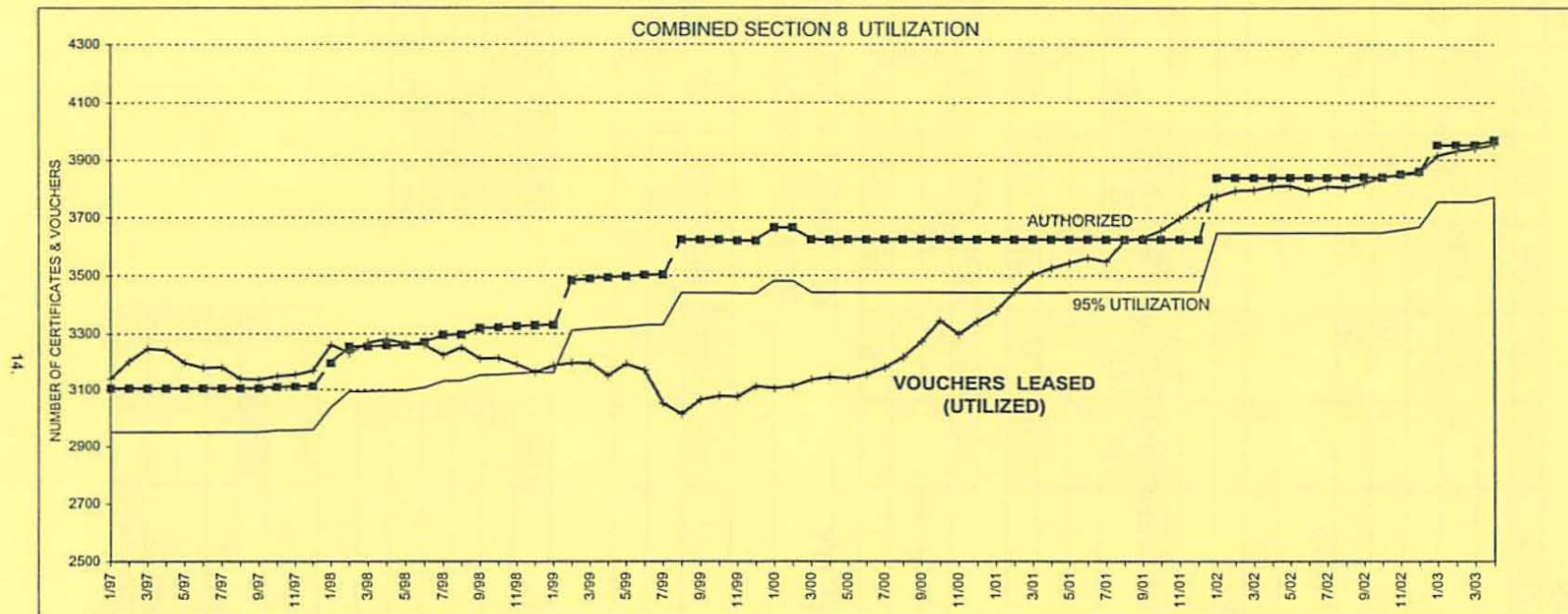
SPECIAL ALLOCATIONS

Program Name	ACC	HAP	%
Welfare to Wk	55	68	124%
Mainstream	100	105	105%
Family Unif'n	50	47	94%

PBA - Project-Based Assistance	Projects	Units
Total PBA's Authorized		544
PBA's Approved by Board (regular)	15	362
Hollman PBA's Approved by Board	2	25
All PBA Projects/Units Approved by	12	312
All Projects Leasing/ Units Under Lease	8	140

UTILIZATION OF SECTION 8 HOUSING CHOICE VOUCHERS

COMBINED	FY98	FY99	FY2000	FY2001	FY2002	FY2003															YTD AVG
	AVG	AVG	AVG	AVG	AVG		4/02	5/02	6/02	7/02	8/02	9/02		10/02	11/02	12/02	1/03	2/03	3/03	4/03	5/03
TOTAL FUNDED	3140	3332	3589	3625	3679	3839	3839	3839	3839	3839	3841	3841	3851	3861	3952	3952	3952	3969	3969	3969	3870
TOTAL UNDER HAP	3192	3220	3105	3285	3657	3808	3810	3791	3808	3804	3819	3841	3849	3854	3914	3930	3940	3952	3951	3951	3847
# NOT UNDER HAP	-53	112	484	340	21	31	29	48	31	35	22	0	2	7	38	22	12	17	18	18	23
VOUCHERS ISSUED						0	22	44	30	57	43	46	35	48	54	42	29	48	70	38	38
UTILIZATION RATE	102%	96.7%	86.5%	90.6%	99.7%	99.2%	99.2%	98.7%	99.2%	99.1%	99.4%	100.0%	99.9%	99.8%	99.0%	99.4%	99.7%	99.6%	99.5%	99.4%	99.4%
SHOPPERS						261	250	276	246	261	248	236	229	246	228	215	192	200	236	241	241
							95% utilization =	3647	3647	3647	3647	3647	3649	3649	3658	3668	3754	3754	3754	3771	



During 2002, 472 households from the waiting list leased a rental home or apartment in Saint Paul.

Another 93 households were issued a certificate or voucher but returned it without renting a unit in Saint Paul. (Some leased an apartment in another jurisdiction, using Section 8 "portability".) This is a 84% "shopping success rate".

These are the "shopping success rates" for previous years for households issued vouchers:

Year	Leased	Cancel	Success Rate
2002	472	93	84%
2001	935	284	77%
2000	734	432	63%
1999	490	246	67%
1998	511	186	73%

These are the current Section 8 "Payment Standards", effective 10/1/2002.

1BR	2BR	3BR	4BR	5BR	6BR
\$741	\$948	\$1,282	\$1,453	\$1,670	\$1,888

The Section 8 waiting list has been closed to new applicants since November 21, 2002.

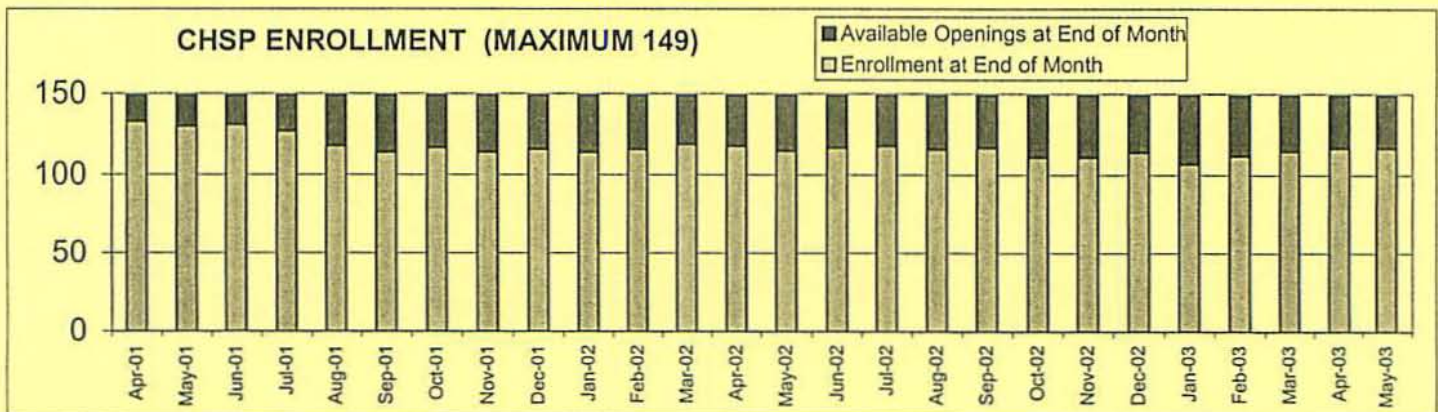
CHSP - CONGREGATE HOUSING SERVICES PROGRAM**PROGRAM ACTIVITY THIS MONTH - BY SITE**

APRIL 2003

SITES	Full Enrollment Capacity	Available Openings at End of Month	Number Served This Month (Incl. Temps)	Number of New Enrollees In Program	Enrollees Who Exited Program	New Applicants This Month	All Applications in Process	Applicant's Waiting for Housing	PAC or PHA Denied Applicant's	Applicant's Withdrew or Refused Offer
RAVOUX / VALLEY	46	6	42	0	0	2	4	2	0	0
IOWA	35	6	30	3	1	0	5	3	0	0
EDGERTON	40	19	23	0	1	1	4	4	0	0
MONTREAL	28	1	28	3	1	2	2	1	0	1
ALL SITES	149	32	123	6	3	5	15	10	0	1

PROGRAM ACTIVITY HISTORY - ALL SITES

ALL SITES	Full Enrollment Capacity	Available Openings at End of Month	Number Served This Month (Incl. Temps)	Number of New Enrollees In Program	Enrollees Who Exited Program	New Applicants This Month	All Applications in Process	Applicant's Waiting for Housing	PAC or PHA Denied Applicant's	Applicant's Withdrew or Refused Offer
April-01	149	16	114	6	7	8	1	0	0	1
May-01	149	19	133	6	6	9	9	5	0	1
June-01	149	18	133	3	3	6	13	7	0	4
July-01	149	22	128	8	8	3	6	1	1	0
August-01	149	31	123	0	6	3	13	4	0	0
September-01	149	35	119	2	2	3	12	6	0	0
October-01	149	32	120	4	4	5	10	4	0	0
November-01	149	35	122	5	5	8	16	8	1	1
December-01	149	33	121	5	2	2	11	8	2	2
January-02	149	35	119	3	5	5	13	9	0	0
February-02	149	33	119	3	5	7	14	6	1	1
March-02	149	30	133	9	3	6	11	3	0	0
April-02	149	31	129	9	7	1	7	3	0	0
May-02	149	34	123	2	5	3	6	4	0	0
June-02	149	32	122	3	2	4	5	5	0	0
July-02	149	31	122	2	4	8	10	7	0	0
August-02	149	33	121	5	5	4	9	8	0	0
September-02	149	32	121	4	1	0	6	5	0	3
October-02	149	38	117	0	7	3	8	1	2	1
November-02	149	38	117	3	2	16	19	11	0	1
December-02	149	35	118	5	3	3	14	12	1	1
January-03	149	42	116	2	9	6	18	11	0	1
February-03	149	37	117	7	3	3	14	10	0	3
March-03	149	34	117	7	2	11	15	8	0	1
April-03	149	32	123	6	3	5	15	10	0	1
May-03	149	32	123	6	3	5	15	10	0	1

**PHA 016009**